



TOWN OF LOOMIS
SPECIAL PLANNING COMMISSION MEETING ACTION MINUTES
BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD
LOOMIS, CALIFORNIA

ALTERNATE LOCATION FOR THE MEETING

Tuesday	November 7, 2017	7:30 PM
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CALL TO ORDER: 7:31

PLEDGE OF ALLEGIANCE

ROLL CALL

x Chairman Hogan
X Commissioner Clark-Crets
Absent: Commissioner Kelly
X Commissioner Wilson
x Commissioner Obranovich

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA: none

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA :

Olivera: request to have all comments heard at a meeting

Euer: Navigation of Village project is difficult

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. **The time allotted to each speaker is three minutes but can be changed by the Chairman.**

ADOPTION OF AGENDA

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

Motion to adopt agenda: 1. Obranovich 2. Wilson

Ayes: Wilson, Clark-Crets, Obranovich, Hogan

Noes: None

Abent: Kelly

Abstain: None

PUBLIC HEARING (CONTINUED FROM October 24, 2017 Planning Commission Meeting)

1. #14-05 THE VILLAGE AT LOOMIS PROJECT

To consider making a recommendation to the Town Council regarding the applicant's request to amend the Loomis General Plan; Rezone the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the Certification of the Village at Loomis Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act.

a) THE FOCUS OF TONIGHT'S MEETING WILL BE TO HEAR PLANNING COMMISSION CONCERNS REGARDING THE PROJECT AND TO DISCUSS A SUPPLEMENTAL TRAFFIC TRIP GENERATION ANALYSIS PREPARED BY TRAFFIC CONSULTANT KD ANDERSON &

APPLICANT: VILLAGE AT LOOMIS, LLC

Commissioner Obranovich: comments regarding the Village Project

Find ways to reduce traffic impacts on Town

Alley ways are too narrow for turning, need increased hammerheads, not enough parking provided

Park space is too limited; Decrease the density; PD ordinance needs to stay within the “spirit” of the general plan.

Chairman Hogan: comments regarding the Village Project

Does not see the needed benefit for the town by implementing PD designation

Open space deeded to Town creates an added liability, HOA should retain control/liability

The setbacks are too small, parking is insufficient, streets are too narrow to accommodate reasonable vehicle travel;

Space dedicated to parks in not sufficient – need more space

Higher commercial needed to promote local development; Lot sizes are too small

Pros to the project – circulation is good, school mitigation is good.

Commissioner Clark-Crets: comments regarding the Village Project

Alternate road (Doc Barnes) is good

Alleyways are too small –need more park space; need some single story homes; need more commercial space

Commissioner Wilson: comments regarding the Village Project

Parking needs to be addressed – would like to see the actual parking / traffic plan and see how it actually plays out.

Parks – wants to require that they get built, not just paid off. Would like to see community park near the Library building. The project is too dense. Overall lack of trees within project. P.D area has potential to produce a higher quality project making it possible to incorporate infrastructure development. Doc Barnes extension is good; solar units on all units is good.

PUBLIC COMMENTS:

Laura Hasse Yamada: Rocky Hills –clarified she did not provide anything on the traffic study. Voiced concern about the zoning changes and the precedence it brings about. The density is too high, wants to see single story housing.

Joyia Emard: Horseshoe Bar Road – Spoke in favor of the project –stating it has a good framework and it has been part of the town development vision since before incorporation.

Kurt Sandoff: Thornwood Drive- Spoke in favor of project, noted that parking is inadequate, but can be modified. Project needs more park space.

Ramona Brockman: Ridge Park Drive – favors the PD designation and favors the project. States it provides sustainable walkability, higher residential helps promote the commercial growth. Parking downtown requirements should be lower. School commute traffic is bad in all communities.

Miguel Ucovich: Craig Court – More park land is required, wetlands can not be used as passive park. Cannot build within the 100 year flood plain. Traffic study not complete – Stated that the King Road overpass needs to be further explored as an option.

Shawn Chatfield – Humphrey Road – stated this is a small community, do not outpace yourself, do not over develop, do not re-invent the wheel.

Rachel Sexton: Magnolia Street – Spoke against the project, citing density, traffic and the negative on schools. Do not overdevelop.

Jessica Corse: Rachel Lane – Follow the general plan. Do not make any zoning changes. Do not approve the project.

Joann Williams: Horseshoe Bar and Brace Road – Opposed to project, Traffic is bad and has been for years, This project offers no benefit to town.

Carissa – Citrus Heights – Project is good, Traffic has been bad. Project beneficial to town.

Christine Hebard – Loomis business owner – In favor of project, has always been on the books for development. Project can be modified to work.

Jeradline Matson– No Name Lane – In favor of the project. The project provides diverse housing, the area proposed for development is not “rural “ area and will not change overall character of town.

Mary Jo Payne: Willams Pond Lane - Revitalization of the downtown core is essential and low in happening. Connectivity within the project is good.

William Quenneville: Horseshoe Bar Road – Traffic is bad so do not make it worse. Downtown is not well developed so walkability is not feasible at this time.

Matt Williams: Willams Lane– Spoke in favor of the project. Circulation within project should help traffic in the area. Diverse housing in project will promote good growth.

Matson : No Name Lane –Spoke in favor of the project. Loves the old town feel but some growth is good. Area close to freeway is perfect area for this type of project; negotiate the details, but allow the growth.

Jackie Euer: King Road – Project is overwhelming, growth is not smart, not good. Prices are too high. Increase the lot size – bring in more trees.

Paula Lanterman: David Ave- Benefits to the town are not significant – prices are too high, no single story homes. Traffic will be bad, our schools are full. More housing is not needed.

Shelly Richardson: Concurs with the majority of the previously stated comments of the audience and commissioners. Wants a buffer between her area and the new development.

Ericka Kershners: Loomis resident – Project does not reflect the Loomis character- is dangerous to the Loomis life style; Does not want the project built.

Mary Pierce: Val Verde – Do not build new until we repair the old. Is against the project.

The meeting is adjourned and the item continued to a date certain, November 28, 2017 7:30 pm at the Blue Goose Event Center.

ADJOURNMENT: 9:42 PM

Signed, December 5, 2017 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant